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GLASGOW, G44 3DU



*SPACIOUS TWO-BED APARTMENT IN
THE EVER-POPULAR AREA OF CATHCART*



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We are delighted to offer this spacious two-bedroom apartment to the market. The lovely property offers generous accommodation and is set in the ever-popular southside location of Cathcart.

The accommodation consists of a welcoming hallway leading to all apartments. The spacious lounge-diner has large windows that allow an abundance of natural light to flood the room. Stunning views can be seen across Glasgows' southside and the layout affords a plethora of furniture configurations, while still allowing space for a home office work area if required.





The kitchen is finished with a range of light wood units, with an electric oven and hob and ample space for a free-standing washing machine and fridge freezer. Freestanding appliances may be available by separate negotiation.





To keep the apartment tidy, there's a handy storage cupboard off the hallway. The two double bedrooms are spacious, and both benefit from ample room for free-standing furniture and built-in mirrored wardrobes.





Bedroom 2

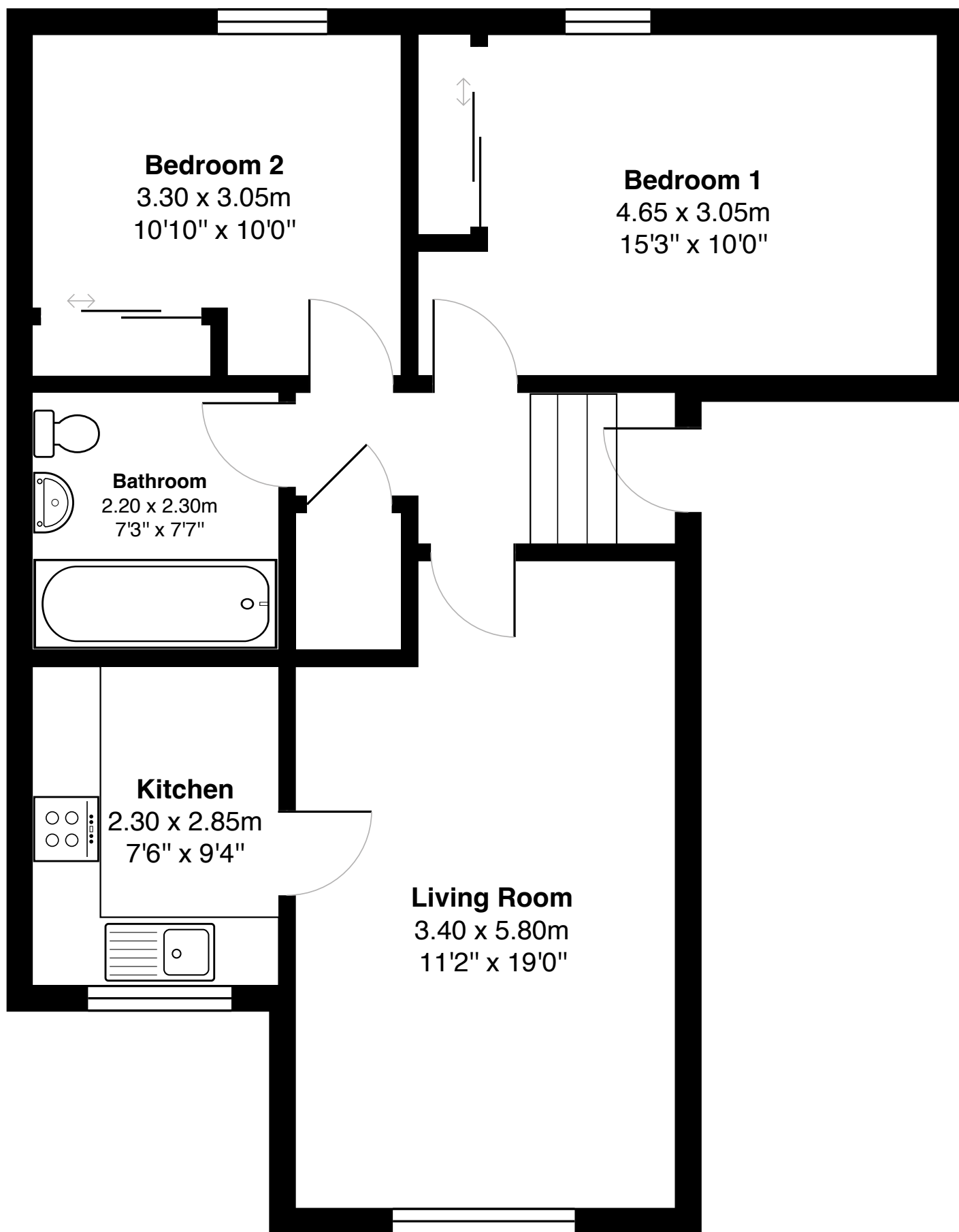




The bathroom has a mains shower over the bath. Double glazing and a secure entry system ensure the apartment is comfortable and secure, and the electric wall heaters provide ample heating throughout the apartment. The property has recently had a new electric 'on demand' hot water system fitted.







Gross internal floor area (m²): 64m²

EPC Rating: D



Residents parking and a communal drying area are to the rear. Early viewing is strongly advised for Buy-To-Let investors, First-time buyers, or young couples seeking an excellent apartment, set in an ever-popular southside location.



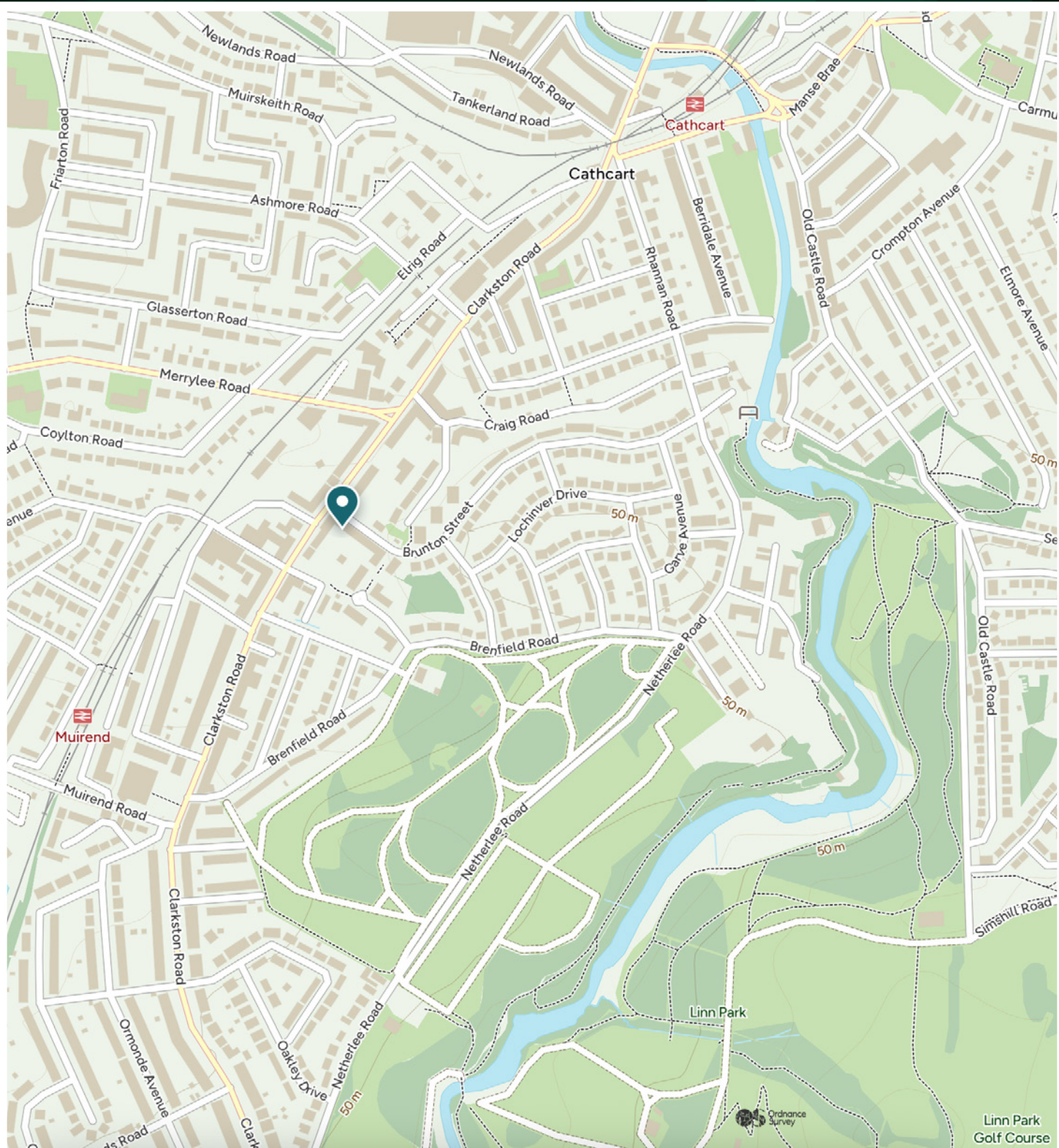


Cathcart is a charming and highly sought-after residential area in Glasgow's Southside, known for its blend of peaceful suburban living and easy access to the city's vibrant amenities. Nestled along the banks of the White Cart Water, this neighborhood is rich in character, it offers a serene atmosphere, with tree-lined streets, beautiful parks, and green spaces, making it popular among families, professionals, and retirees alike.

Transport links in Cathcart are excellent, with Cathcart train station providing regular services to Glasgow Central in under 15 minutes, ideal for commuters. Bus routes also connect the area to nearby Shawlands, the city center, and beyond.

Cathcart's location provides convenient access to a variety of local amenities. Just a short distance away, bustling Shawlands offers an array of independent cafes, restaurants, and shops, while Queens Park and Linn Park provide expansive green spaces perfect for walking, jogging, and outdoor activities. With excellent schools, sports facilities, and a strong sense of community, Cathcart is an appealing area that balances tranquillity with the perks of city living.

The Location



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